

STAFF REPORT

July 27, 2000

PLAT #00PL060 - Preliminary and Final Plat

ITEM 8

GENERAL INFORMATION:

PETITIONER	Dream Design International
REQUEST	PLAT #00PL060 - Preliminary and Final Plat
LEGAL DESCRIPTION	Lots 1 through 5 of Autumn Hills Plaza Subdivision located in W1/2 of Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 6.66 Acres
LOCATION	At the northeast corner of the intersection of Catron Boulevard and Sheridan Lake Road
EXISTING ZONING	General Commercial (PDD)
SURROUNDING ZONING	
North:	Low Density Residential (PRD)
South:	General Commercial (PRD)
East:	Low Density Residential (PRD)
West:	Low Density Residential
PUBLIC UTILITIES	City sewer and water
REPORT BY	Vicki L. Fisher

RECOMMENDATION: Staff recommends that the Preliminary and Final Plat be continued to the August 10, 2000 Planning Commission meeting to allow the applicant additional time to submit the required information.

GENERAL COMMENTS: **This Staff Report has been revised as of July 16, 2000. All revised or added text is shown in bold print.** The property is located at the northeast corner of Sheridan Lake Road and Catron Boulevard. On February 21, 2000, the City Council approved Layout Plat #99PL142 to subdivide the subject property and an adjacent 22.44 acres to allow for approximately 13 acres of commercial lots and 15 acres of residential lots. The applicant has now submitted a Final Plat request to subdivide the 6.66 acres located directly north and east of the intersection of Catron Boulevard and Sheridan Lake Road. The proposed Final Plat identifies three commercial lots ranging in size from 1.4 acres to 1.7 acres and one townhouse lot located at the southern terminus of Autumn Place.

On March 6, 2000, the City Council approved an Initial Residential Development Plan for the 15 acres of residential lots as identified on Layout Plat #99PL142. A majority of the underlying zoning of the 15 acres is Low Density Residential; however, a portion of the

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townhouse lot as identified on this plat is zoned General Commercial. A condition of the Initial Residential Development Plan approval requires that "...a rezoning from General Commercial to Low Density Residential and an amendment to the Future Land Use Plan for the Southwest Connector area shall be submitted and approved prior to approval of the Final Development Plan or the Final Plat". The property must be rezoned and the South Robbinsdale Future Land Use Plan amended prior to Final Plat approval or the townhouse lot must be omitted from the proposed plat.

On July 10, 2000, the City Council denied without prejudice an Initial Commercial Development Plan for the 13 acres of commercial lots as identified on Layout Plat #99PL142. The applicant failed to submit information identifying the proposed building envelopes, parking, landscaping, a phasing plan and a sign package plan.

Staff's Review: To date, several of the conditions of Layout Plat #99PL142 have not been met. Specifically, a revised Master Plan for all of the applicant's property north of Catron Boulevard, a soils report and pavement design plan, information on the street drainage and revised street design plans, a revised site plan identifying one approach along Sheridan Lake Road that meets the minimum separation distance for a signalized intersection, revised construction plans, storm sewer design plans, a drainage report and a drainage design plan, fire flow information, non-access easements along Sheridan Lake Road and Catron Boulevard, and a revised mylar identifying the private access easement in the northwest corner of the property as public right-of-way. In addition, that portion of the townhouse lot currently zoned General Commercial must be rezoned to Low Density Residential and the South Robbinsdale Future Land Use Plan must be amended prior to Final Plat approval.

On June 30, 2000, staff met with the applicant to identify the information that must be submitted. **On July 14, 2000, the applicant submitted grading, drainage, erosion and sewer plans. A revised plat was also submitted identifying one approach along Sheridan Lake Road and one approach along Catron Boulevard. However, the applicant failed to submit additional information specifically required as a condition of Layout Plat approval including: a revised Master Plan for all of the applicant's property north of Catron Boulevard, a soils report and pavement design plan and fire flow information. In addition, the revised plat does not identify non-access easements along Sheridan Lake Road and Catron Boulevard nor is access to Lot 1 and Lot 3 identified. Staff is recommending that Preliminary and Final Plat #00PL060 be continued to the August 10, 2000 Planning Commission meeting to allow staff time to review the late submittal of information and to allow the applicant time to submit the remaining required information. For this item to be reviewed at the August 10, 2000 Planning Commission meeting, the required information must be submitted by July 21, 2000.**